



# Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## **Memorandum**

**Date:** June 23, 2022

**To:** Richard Conescu, Chair, & Members, Zoning Board of Adjustment

**From:** Robert Price, Planning & Zoning Administrator

**Subject:** **Robert & Susan Brittain (petitioners) and Trevor & Haley Sprague (owners) –**  
Variance under Section 4.01 of the Zoning Ordinance to permit the placement of a travel trailer outside of a manufactured housing park. The parcel is located at 20 Trowbridge Drive in the R-2 (Residential, by soils) District. Tax Map 5A, Lot 22. ZBA Case # 2022-23.

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The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

***Please note that should the variance in case #2022-22 be denied, this petition should be either withdrawn by the petitioner or deemed moot by the Board.***

### **Background & Project Description**

Tax Map 5A, Lot 22 is located at 20 Trowbridge Drive in the R-2 (Residential, by soils) District. The subject property is 3.57 acres and is serviced by municipal water (MVD) and private septic. The lot currently contains a single family residence and is abutted by residential uses. GIS depicts that most of the property's acreage, as well as that of the surrounding properties, is wetland.

The petitioner seeks a Variance under Section 4.01 of the Zoning Ordinance to permit the placement of a travel trailer outside of a manufactured housing park. While the petitioner notes such placement would be temporary as they intend to travel most of the time, a variance can only be granted for a permanent use of the property, not temporary. *Granting of this request would permit anything that meets the definition of a travel trailer as a second permanent residence on the property.*

### **Standard of Review:**

It is the burden of the petitioner to demonstrate that the five criteria for the granting of the Variance under Section 4.01 of the Zoning Ordinance to permit the placement of a travel trailer outside of a manufactured housing park, are met.

**Ec:** Robert & Susan Brittain, petitioners  
Trevor & Haley Sprague, owners  
Building Department Staff  
John Manuele, Fire Marshal

**Cc:** Zoning Board File